



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

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**Date:** May 12, 2005

**To:** Planning Commissioners

**From:** Karen Nall, Senior Planner

**Via:** John Euphrat, AICP, Long Range Planning Division Manager

**Subject:** Continued Consideration of a Letter to the Board of Supervisors recommending TDC Program Changes

Your Commission is in the process of preparing a letter to the Board of Supervisors recommending changes to the TDC program. Attached is a letter for your review and approval with the recommended changes from your April 28<sup>th</sup> meeting.

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## DRAFT

Date: May 12, 2005

To : County Board of Supervisors

From : County Planning Commission

Subject: Transfer of Development Credits Program (TDC)

The TDC program is not meeting its objective as stated in the land Use Ordinance Section 22.24.010 A. *"...the objective of this section is to relocate development from environmentally sensitive land, land with agricultural capability or antiquated subdivisions to more suitable areas"*.

The TDC program is not fulfilling the land use goals for the TDC program as set forth on page 17 of "TDCs Lesson Issues and Recommendations for a TDC program in San Luis Obispo County": *"The original purpose from Phase II of the Rural Settlement Pattern Study was to retire lots." .... "A TDC program can provide a financial incentive to a small antiquated lot owner, protect the family farm, large ecosystems, and urban green belts."*

The Planning Commission respectfully requests that your Board consider the following recommendations for the TDC Program:

1. Discontinue the use of the county wide TDC program with the exception of Community Based programs and TDC sites that have been, or will be established, as part of a General Plan update. Established TDC sending sites will remain. Consider an urgency ordinance to stop all new applications while the ordinance is being modified to discontinue the program.
2. Reevaluate sending site credit determinations to more closely approach a 1 to 1 transfer ratio.
3. Strengthen the receiving site criteria.
4. Investigate a requirement of sending sites to merge all underlying parcels.
5. Strengthen the conservation easement language regarding allowable uses.
6. Consider limiting the TDC program to retire lots only.
7. Consider not allowing lands within the Agriculture land use category to be used as receiver sites.

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8. Consider requiring all receiver sites to be located within or contiguous to urban reserve lines(URL).
9. Direct planning staff to prepare and present the annual review of the TDC program to your Board in July of 2005.